

## UTILITY EXTENSION AGREEMENT

**THIS UTILITY EXTENSION AGREEMENT** (hereafter "Contract"), is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2013, by and between **Southern Durham Development, LLC, on behalf of itself, John A. Mitchell, individually and Seven Five One Investments, LLC** (hereafter collectively referred to as "Developer") and the **CITY OF DURHAM**, a North Carolina municipal corporation (hereafter the "City");

**WHEREAS**, this Contract relates to an assemblage of land of 253.822 acres, more or less, located at Fayetteville Road and Highway 751, further described as PINs 0717-03-34-0901, 0717-04-32-9923, 0717-03-44-2004, 0717-04-52-4401, 0717-03-44-0374 and 0717-03-44-3385 (the "751 Assemblage" of 167.139 acres) and 0717-03-41-3705, 0717-03-31-9934, 0171-03-31-6712, 0717-03-41-2341, 0717-04-40-6984, 0717-04-51-0985, 0717-04-51-5855, 0717-03-30-5690 (the "Seven Five One Investments, LLC Assemblage" of 86.683 acres) (collectively "the Property").

**WHEREAS**, the Developer requires water and sewer services for the development of the Property, and wishes to construct improvements that will connect to the City's water and sewer in order to enable development of the Project; and

**WHEREAS**, the 751 Assemblage is subject to the committed elements of a development plan, approved by Durham County on August 9, 2010 in Zoning Map Case No. Z0800003, which binding commitments are incorporated herein by reference as if set out in full and consists of approximately 300,000 square feet of office space, 300,000 square feet of retail, 1,300 residential units, and 150,000 square feet of civic floor area; and

**WHEREAS**, the Seven Five One Investments, LLC Assemblage will be subject to the Declaration of Covenants, Conditions and Restrictions of Colvard Farms Subdivision (recorded in Book 3787, Page 370 and as further amended from time to time in the Durham County Registry ("Declaration")) and consist of no more than 2 residential units per acre; and

**WHEREAS**, under City ordinance, Developer is required to pay all costs associated with this Contract, in particular the water and sewer, the street infrastructure related to such systems, and other related costs; and

**WHEREAS**, at its meeting held \_\_\_\_\_, the City Council authorized this Utility Extension Agreement in accordance with the terms set forth below;

**NOW THEREFORE**, in consideration of ten dollars and other valuable consideration, the receipt of which is hereby acknowledged, the Developer and the City, and their heirs, successors, and assigns agree:

1. **Included Appendices.** Appendix A (Project Specific Provisions) and Appendix B (Additional Commitments) are a part of this Contract.

2. **Effective Date.** The obligations of this Contract shall become effective upon execution of this Contract by the parties, upon enactment into law of the amendment to Durham City Charter Section 2.3 that is described in ¶ 5 of Appendix A of this Contract, and upon submission of a valid petition for voluntary annexation for all parcels within the Property (“valid annexation petition”) by Developer. Developer shall maintain the valid annexation petition up and until September 30, 2013.

3. **Definitions and Rules of Interpretation.** In this Contract, the following terms, whether capitalized or not, shall have the meanings set forth below, unless it is clear in the Contract that the context requires otherwise. In addition, the rules of interpretation set forth below shall apply.

"City" means the City of Durham.

"City Requirements" mean all ordinances, policies, standards, and specifications prescribed by the City applicable to the development activity, work, or construction undertaken pursuant to this Contract. Such Requirements may include, but are not limited to, the Unified Development Ordinance, the City Code, and standards for processing of and construction of infrastructure many of which are contained in the City's Reference Guide for Development maintained by the City Department of Public Works. Annexation of the Property is not a requirement of this Contract. However, it is required that Developer maintain the valid annexation petition up and until September 30, 2013 so that City Council can act on it prior to that date.

"Developer" owns the Property, and consists of the entities and individual identified in the first paragraph of this Contract. "Developer" includes successors in interest and assigns.

"Improvements" means all infrastructure required by the City that allows water and sewer to be delivered to or from the Property and integrated into the City's utility system. It includes, but is not limited to, lines, mains, outfalls, water and sewer connections to the street mains including meter box and meter yoke, water meters to the extent required under City Requirements, all construction and repair to streets and rights of way within which water or sewer is located, pump stations, water towers, or water booster stations.

"Person" includes natural persons, firms, companies, associations, partnerships, trusts, corporations, governmental agencies and units, and other legal entities.

"Project" means the development approved on the 751 Assemblage by Durham County on August 9, 2010 in Zoning Map Case No. Z0800003, which binding commitments are incorporated herein by reference as if set out in full and the no more than 2 residential units per acre and subject to the Declaration of Colvard Farms Subdivision related to the Seven Five One Investments, LLC Assemblage.

"Property" has the meaning set forth above.

"Water and/or sewer" refer to the particular utilities being installed by Developer, which may include water only or sewer only, or both, as generally described in Appendix B and as ultimately determined through City review of site plans and construction drawings.

The following rules of interpretation apply: (1) The singular includes the plural, and the plural the singular; (2) The word "shall" is mandatory.

4. **Developer's Obligation.** The Developer shall bear the total cost and expense of all the obligations and duties created by this Contract unless otherwise explicitly stated in this Contract. Those obligations and duties are, generally, to create all Improvements as may be required by the City in accordance with this Contract and with City Requirements. Such Improvements include but are not limited to: i) all Improvements within the Project; ii) all Improvements connecting to water or sewer infrastructure outside the Project, whether existing or planned; iii) modifications to any existing water or sewer infrastructure outside the Project that facilitate provision of utility service to the Project, or compliance with City Requirements, or integration of the Improvements with the surrounding existing or planned water or sewer system; and iv) new streets or alterations to existing streets or rights of way within which the Improvements are located. The Developer's obligations also include all costs, including but not limited to legal costs, of acquiring all fees or easements within which the Improvements will be located.

5. **Improvements.** A general description of the Improvements to be constructed to serve the Project is set forth in Appendix A. The final determination of the number, scope, size, materials, and location of required Improvements shall be as determined in the discretion of the City with jurisdiction over the utility service provided and shall be made in connection with site plan and construction drawing approval.

6. **City Requirements.** Design, construction, materials, sizing, other specifications, permitting, inspections, testing, documentation and furnishing of as-built drawings, and acceptance of completed infrastructure shall be in accordance with City Requirements. Design and construction shall be by professionals licensed in the state of North Carolina to do the relevant work. City approval of the design of the Improvements shall be required prior to construction, as set forth in City Requirements. If Developer is connecting to the County sewer system, the City may require Developer to furnish the contract providing for such connection.

Where City review and approval is required, the City acknowledges its obligation to review submittals from the Developer in accordance with City Requirements and City policies, and to perform its review in a professional and timely manner.

7. **Contracts.** Developer shall ensure that its contracts for design and construction of the Improvements do not shorten or limit any otherwise applicable warranties or statutes of limitation. In addition, Developer shall ensure that such contracts contain an assignment clause that allows assignment of any warranties regarding the constructed Improvements to the City. For certain Improvements, the City may require that Developer's contracts identify the City as a 3<sup>rd</sup> party beneficiary, or may require prior consultation regarding contractors for the Improvements. If such requirements are applicable to this Project, it shall be shown in Appendix

B, or the City will notify Developer in a timely manner of such requirements prior to the Developer's contracting for Improvements.

8. **Compliance; Permits.** All activity undertaken pursuant to this Contract shall be in compliance with federal and state law and regulations and City Requirements. Developer shall obtain all permits and approvals required to do the work authorized under this Contract.

9. **Conflicts.** In the event of conflict between this Contract and any law, state or federal regulation, or City Requirements, the stricter of the applicable provisions shall control.

10. **Testing.** Developer shall pay for any testing deemed necessary to determine that the Improvements, and their environmental impact, comply with federal or state law and regulations, or City Requirements.

11. **Dedication to City.** Developer shall dedicate to the City all public Improvements, except streets within the Project, in the manner specified by the City, including all outfalls, pump stations, and water booster stations.

The streets within the Project shall be dedicated as public right of way and shall be constructed in conformance with NCDOT Traditional Neighborhood Street Design Guidelines or similar street design standards by the City of Durham, unless otherwise required by City and/or County ordinance or policy. Pursuant to Durham Unified Development Ordinance § 12.2.1, Developer shall seek NCDOT's acceptance of the streets for maintenance. If NCDOT does not accept the streets for maintenance, Developer shall complete and maintain the streets at its own expense and shall provide the City with a surety instrument(s) in an amount adequate to assure proper construction and maintenance of the streets as determined by the City Public Works Director up and until the effective date of the Property's annexation into the City.

Upon acceptance by City Council of any dedicated improvements, the City shall thereafter be responsible for maintenance. The determination as to whether the Improvements comply with City Requirements shall be made by the Director of Public Works or designee in his or her sole discretion. The City may require, among other things, certified as-built plans for the Improvements; a release of liens from contractors and subcontractors; additional plats or deeds for property containing the Improvements; releases of any mortgage or security interests in such property; and any other information the City deems to be necessary to accept the constructed Improvements.

12. **Warranty/Repair.** Developer warrants that the Improvements shall be constructed in accordance with City Requirements and other applicable professional standards, fit for the purpose for which they were constructed, and free from defects for a one year period which shall run from the time of acceptance by City Council. Developer shall be responsible for repairs needed during the one year period. Upon request by the City, Developer will assign any warranty rights it has under its contracts to the City.

13. **City Extensions.** Developer agrees that in accordance with City Requirements, the City may make extensions from or connections to water and sewer improvements that it has dedicated to the City. City Requirements provide for reimbursements to be made to the Developer for such connections/extensions in certain circumstances. If such are available under this Contract, they are described in Appendix B.

14. **Assignments/Reimbursements.** Developer shall notify the City in writing of any assignment of the obligations under this Contract and/or change in the entity to receive reimbursements under this Contract, in the event that future reimbursements are provided for in Appendix B or pursuant to City Requirements. An assignment by Developer of the obligations under this Contract does not limit the obligations of successor owners of the property unless i) the assignee owns a substantial part of the property; and ii) there is a written modification of this Contract approved by the parties to replace the Developer with the assignee to the exclusion of other owners. If reimbursements are provided for under this Contract, they shall be made to the original Developer or to a successor in interest who has been identified in writing as entitled to the reimbursements. In the absence of a party that legally exists that has been identified as entitled to the reimbursements, the City shall hold the reimbursements for three years from the various dates they are received. After the three year period, the reimbursements shall be forfeited to the City. The City may, but is not required to, provide notice of potential reimbursements to successors in interest to the original Developer. In the event of dispute between owners claiming an interest in the reimbursements, the City shall hold the reimbursements until legal resolution, if a lawsuit has been filed. If legal action is not filed within three years, the reimbursements shall be forfeited to the City. Identification of new owners entitled to reimbursements shall be in a manner which in form and substance meets the City's directives.

15. **No obligations.** This Contract does not create any express or implied obligation that the City: i) reserve or create water or wastewater treatment capacity; ii) approve a permit or connection, which shall be granted only upon compliance with all requirements of law, including City Requirements; iii) offer utility services to any user within the Project; iv) provide a particular quantity, quality, or pressure for the water serving the Project; or v) waive or not charge fees that are otherwise applicable pursuant to City Requirements.

16. **No vesting.** Developer agrees that no vested rights exist that would impact the City's consideration of its proposed development, and that no vested rights shall be claimed for the proposed development until and unless annexation and zoning are approved by the City, if they are approved, and such further development approvals are given as would, under the law, create a claim regarding vested rights.

17. **Contract a Covenant that Runs with Land.** The obligations and entitlements of this Contract are covenants that run with the Property, and are binding on all heirs, assigns, successors in interest, and other subsequent owners. Within 30 days of Contract execution, Developer shall record this Contract, and shall furnish the City a copy of the recorded document and a statement from an attorney licensed to practice law in North Carolina, in form and substance acceptable to the City, that the Contract has been recorded, and that the obligations of

the Contract are binding upon all subsequent owners of the Property. No development approvals shall be issued by the City in the absence of recordation and certification as described above.

18. **Notice.**

(a) *Mode and Designated Recipients.* All notices and other communications given under this Contract shall be written, and made by personal delivery, fax, Federal Express, or United States mail, addressed as follows. The parties are also requested to send a copy by email.

To the City:

Public Works Director  
Department of Public Works  
City of Durham  
101 City Hall Plaza  
Durham, NC 27701-3329  
Fax: (919) 560-4316  
Email: marvin.williams@durhamnc.gov

To the Developer: *(Insert Name and Address below)*

Southern Durham Development, LLC  
Attn: John A. Mitchell  
9222 NC Highway 751  
Durham, NC 27713  
Email: alex@southerndurhamdevelopment.com  
Phone: (919) 206-4343

(b) *Change of Address.* Notice of a change of address, fax number, or person to receive notice shall be provided to the other party in writing through one of the means described above.

(c) *Time of Receipt.* A notice or other communication is effective upon delivery to the other party if it is personally delivered or sent by fax. Notice sent by mail or Federal Express is effective upon the second work day after the date it was sent, as evidenced by a postmark or similar indicia, or upon actual delivery.

19. **No Third Party Rights.** This Contract is intended for the benefit of the City and Developer and not for any other Person, and no such Persons shall enjoy any right, benefit, or entitlement under this Contract.

20. **Nondiscrimination Policy; EEO.** The City of Durham opposes discrimination on the basis of race and sex and urges Developer to provide a fair opportunity for minorities and women to participate in its work force and to contract with Developer. During the performance of this Contract Developer agrees that it shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, political affiliation or belief, age, or handicap.

21. **Governmental Authority Retained.** Nothing contained in this Contract shall be deemed or construed to in any way stop, limit, or impair the City from exercising or performing any regulatory, policing, legislative, governmental, or other powers or functions, or shall limit the City's discretion in the exercise of such powers and functions.

22. **Remedies; Breach.** The parties shall have all remedies allowed by law to enforce this Contract. Substantial breach of this Contract shall result in the Contract becoming void, at the election of the nonbreaching party. Prior to voiding the Contract, the party alleging a substantial breach shall give notice to the other party and shall afford an opportunity to cure of at least 60 days. In addition, in the event of breach by Developer, the City may withhold any permit or approval related to development, construction, or occupancy in the Project. Enumeration of these remedies is not exclusive.

23. **Services Dependent on Improvements.** The City's furnishing of water and/or sewer service to "the Property" described in this Contract is dependent upon completion of the Improvements. In the event Developer does not complete the Improvements, Developer and its successors in interest shall have no entitlement to receive water and/or sewer service. Entitlement to water and/or sewer service is dependent upon: completion of and conformance with this Contract; construction of the Improvements by Developer or its successors in interest; water and/or sewer capacity at the time of completion; and compliance with all other lawful requirements.

24. **Termination.** Developer's failure to initiate substantial construction activity within five years of execution of this Contract, and continue said construction expeditiously toward completion, with adequate forces, and in good faith may result in termination of this Contract, at the election of the City. The City's Public Works Director shall determine if such failure exists, and shall notify Developer in writing. Developer shall have at least 90 days to initiate or increase construction activity. Final notice of termination shall be given by the City Manager or a Deputy City Manager.

25. **Waiver.** No action or failure to act by the City shall constitute a waiver of any of its rights or remedies that arise out of this Contract, or constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

26. **Contract not Severable.** In the event any substantive provision of this Contract is declared unenforceable the Contract shall become void. This paragraph, however, does not prohibit the parties from agreeing to eliminate or modify the unenforceable provision or enter into a new agreement.

27. **Modifications.** Substantial modifications of the Contract shall be approved by the City Council. Minor modifications or modifications of Appendix B regarding Improvements may be approved by the City Manager or deputy or assistant City Manager without Council approval. A modification of this Contract is not valid unless it is signed by both parties and is otherwise in accordance with requirements of law. Further, a modification is not enforceable against the City unless it is signed by the City Manager or a deputy or assistant City Manager.

28. **Recordation of Status of Agreement.** The City shall cooperate with the Developer in executing any form to be filed by the Developer in the event that the Contract is voided, terminated or superseded, or its requirements are fully satisfied.

29. **Entire Agreement.** This Contract contains the entire agreement between the parties pertaining to the subject matter of this Contract. With respect to that subject matter, there are no promises, agreements, conditions, inducements, warranties, or understandings, written or oral, expressed or implied, between the parties, other than as set forth or referenced in this Contract.

30. **Choice of Law and Forum; Process Agent.** This contract shall be deemed made in Durham County, North Carolina. This contract shall be governed by and construed in accordance with the law of North Carolina. The exclusive forum and venue for all actions arising out of this contract shall be the North Carolina General Court of Justice, in Durham County. Such actions shall neither be commenced in nor removed to federal court. This limitation, however, shall not apply to subsequent actions to enforce a judgment entered in actions heard pursuant to this subsection. Developer shall maintain a registered agent in North Carolina with the office of the N. C. Secretary of State.

31. **Indemnification.**

*a. Definitions.* In this Section the following definitions shall apply:

"Claims" are claims, losses, damages, liabilities, fines, penalties, fees, royalties, costs, demands, actions, suits, and judgments of any kind or nature whatsoever, whether at law or in equity, including court costs and reasonable attorney's fees assessed as part of any of said items.

"Persons Connected with Developer" are Developer's officers, members, managers, board members, employees, agents, contractors, subcontractors of all tiers, and invitees, but excluding the City.

"City Indemnitees" are the City, its officers, officials, employees, agents, and independent contractors, but excluding Company.

*b. Obligation.* Developer shall indemnify, defend, and hold harmless the City Indemnitees from and against all Claims arising out of, relating to, or resulting from acts or omissions by Developer or Persons Connected with Developer arising out of, relating to, or resulting from Developer's obligations with respect to this Contract. Without limiting the preceding sentence, and as an additional obligation, it is agreed that Developer shall indemnify, defend, and hold harmless the City Indemnitees from and against all Claims made by its contractors, including subcontractors of all tiers, where the contractor was engaged by Developer to perform work pursuant to this Contract, except to the extent the Claim is the result of a negligent or wrongful act or omission by any of the City Indemnitees. In performing its duties under this Section, Developer shall defend City Indemnitees with legal counsel reasonably acceptable to City.



*c.* Survival. This Section shall remain in force despite termination of this Contract with respect to acts or omissions occurring before termination of this Contract (whether by expiration of the term or otherwise).

IN **TESTIMONY** WHEREOF, the parties hereto have executed this Contract as of the dates shown below.

CITY OF DURHAM

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
\_\_\_\_\_  
City Manager

***Type or print name person signing for the City:***

\_\_\_\_\_

ACKNOWLEDGMENT BY CITY OF DURHAM

***Name of other party to the contract:*** Southern Durham Development, LLC, John A. Mitchell, individually and Seven Five One Investments, LLC

***Title of the contract:*** Utility Extension Agreement

I, \_\_\_\_\_, a notary public, certify:  
*(Type or print name of Notary Public)*

(1) \_\_\_\_\_ personally appeared  
before me  
*(Type or print name of City Clerk or Deputy City Clerk who attested)*

in Durham County, N. C. on this day; (2) I have personal knowledge of his identity; and (3) he acknowledged that by authority duly given and as the act of the City of Durham, the foregoing document was signed in its corporate name by its City Manager, sealed with its corporate seal, and attested by its said City Clerk or Deputy City Clerk.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

My commission expires: \_\_\_\_\_

Notary Public

\_\_\_\_\_

**SOUTHERN DURHAM DEVELOPMENT, LLC**

**By:** \_\_\_\_\_  
**John A. Mitchell, Manager**

**State of North Carolina**  
**County of Durham**

I, a notary public in and for the aforesaid county and state, certify that **John A. Mitchell** personally (1) appeared before me this day, (2) stated that he or she is a manager of Southern Durham Development, LLC, a limited liability company organized and existing under the laws of the State of North Carolina, (3) acknowledged that the foregoing agreement with the City of Durham carries on in the usual way the company's business, and (4) acknowledged the due execution of the contract on behalf of the company. This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_  
Notary Public

\_\_\_\_\_  
By: \_\_\_\_\_

**SEVEN FIVE ONE INVESTMENTS, LLC**

**By:** \_\_\_\_\_  
**F. Neal Hunter, Manager**

**State of North Carolina**  
**County of Durham**

I, a notary public in and for the aforesaid county and state, certify that F. Neal Hunter personally (1) appeared before me this day, (2) stated that he or she is a manager of Seven Five One Investments, LLC, a limited liability company organized and existing under the laws of the State of North Carolina, (3) acknowledged that the foregoing agreement with the City of Durham carries on in the usual way the company's business, and (4) acknowledged the due execution of the contract on behalf of the company. This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

My commission expires: \_\_\_\_\_  
Notary Public

\_\_\_\_\_ **By:** \_\_\_\_\_

**JOHN A. MITCHELL, INDIVIDUALLY**

**By:** \_\_\_\_\_  
**John A. Mitchell,**

**State of North Carolina**  
**County of Durham**

I, a notary public in and for the aforesaid county and state, certify that **John A. Mitchell** personally (1) appeared before me this day, (2) acknowledged that the foregoing agreement with the City of Durham, and (3) acknowledged the due execution of the contract on behalf of the company. This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
By: \_\_\_\_\_

## **APPENDIX A -PROJECT SPECIFIC PROVISIONS**

1. Water service shall be provided by extending the existing water line in Fayetteville Road to connect it to the existing waterline in NC 751 and extending waterlines into the Property. Water lines shall meet all City Requirements, including but not limited to size, design standards, loop feed requirements (with a second feed required prior to exceeding the 100th Certificate of Occupancy), fire flow requirements, and system needs. There shall be no City participation in the cost. The Developer shall extend water lines through the Project to its boundaries as directed by the City to allow for future extension.
2. Sewer service shall be provided as follows: 1. by one or more on-site pump stations which shall be designated as private or public at the time of site plan review; 2. sewer force main and gravity extensions of the existing sewer on NC 751; and 3. upgrades to the existing Stage Coach Pump Station and force main. All sewer Improvements, including size, location, and service area shall meet City Requirements. There shall be no City participation in the cost. The Developer shall extend sewer and easements through the Project to its boundaries as directed by the City to allow for future extensions. The Developer shall acquire all offsite sewer easements. The Developer may request City assistance in condemnation but, if approved, any acquisition shall be at the Developer's expense including reasonable attorney fees and all other litigation expenses and costs.
3. The City will make refunds to the Developer for connections made by adjacent property owners to the City street water and/or sewer lines serving property not being developed by the Developer in accordance with City Requirements. These refunds will be made to the Developer for a period of ten (10) years after the completion of the water and/or sewer line. After ten (10) years have expired, charges made for connecting to the water and/or sewer lines will not be refunded to the Developer. These refunds will be in an amount equal to the frontage charge collected, not to exceed one-half the average cost to the Developer per linear foot of pipeline installed.
4. The Developer shall pay frontage charges at the prevailing rate to the City for any street frontages within or adjacent to the Project where the Developer does not install a City water or sewer line. These frontage charges shall be paid to the City prior to the time that the Project water or sewer lines are constructed.
5. The Developer (consisting of Southern Durham Development, LLC, John A. Mitchell, individually and Seven Five One Investments, LLC) will sign and collectively submit and maintain a valid annexation petition up and until September 30, 2013 as a condition of the effectiveness of this Contract. The City shall pass a resolution requesting an amendment by the North Carolina General Assembly to Section 2.3 of the City's Charter to permit annexation ordinances to be made effective on any specified date within ten (10) years from the date of passage of the annexation ordinance. The Developer will support the amendment.

## **APPENDIX B – ADDITIONAL COMMITMENTS**

In addition to the committed elements in the 751 Assemblage development plan, approved by Durham County on August 9, 2010 in Zoning Map Case No. Z0800003, developer agrees to widen NC 751 from Massey Chapel Road to Renaissance Parkway (hereinafter the “Renaissance Parkway Segment”) to a four-lane facility with left-turn lanes provided at the Eagle View Drive and Massey Chapel Road intersections in accordance with N.C. Department of Transportation requirements and standards. The widening will consist of adding additional northbound and southbound thru lanes starting south of Massey Chapel Road where widening improvements required of the Southpoint Trails development ends, and ending at the four-lane divided cross section near Renaissance Parkway. Median width and type may vary in this segment of NC 751 depending upon the availability of right-of-way and where variations in design are acceptable to both the City and NCDOT. All existing sidewalk is assumed to be useable and will not be removed or replaced unless required to be removed or adjusted to provide the necessary road widening improvements. New sidewalk will be constructed to fill gaps within the widened segment and to replace sidewalk removed for construction of the project.

The Developer and the City agree that the Developer’s duty to construct the Renaissance Parkway Segment shall become binding upon the Developer when the projected peak hour site-generated traffic increases to 1000 vehicles per hour (110% of road capacity). The Developer shall complete construction of the Renaissance Parkway Segment within two years from the date that the 1000 vehicles per hour threshold is reached or when the projected peak hour site-generated traffic increases to 1501 vehicles per hour (123% of road capacity), whichever occurs first. Developer shall be entitled to time credit for delays outside of the Developer’s control, such as City or NCDOT regulatory approvals or right of way acquisition. The aforementioned traffic increase and road capacity calculations will be determined with a Traffic Impact Phasing Analysis study prepared and submitted by the applicant with the site plan application. The study will be prepared in accordance with the City’s established TIA requirements and utilize the latest edition of the ITE Trip Generation Manual. The study will utilize the trip directional distribution percentages, pass-by trip reductions and internal capture rates reflected in the project’s TIA dated February 15, 2008.

The Renaissance Parkway Segment will be designed in accordance with NCDOT design standards. Developer shall be discharged from the responsibility to widen any portion of this segment which another developer has proffered to the City of Durham, or is funded by NCDOT through a mutually adopted MPO-State Transportation Improvement Program. All necessary right-of-way for the Renaissance Parkway Segment shall be obtained by Developer. The City will assist the Developer in condemnation, if necessary, but any acquisition shall be at the Developer's expense including reasonable attorney fees and all other litigation expenses and costs.